

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Buffalo Park

10201 Hardtner

July 2005



Prepared by

DMCG

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

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City of Wichita – ADA/504 Transition Plan – Buffalo - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
4. Pedestrian Paths	An accessible path of travel does not exist leading to the baseball fields, the basketball court or the tennis court due to dirt/grass surfaces.	4.5.1 4.1.2(2)(b)[RF]	According to ADAAG, At least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with 4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports, according to the Recreational Facilities Final Rule. Accessible wheelchair seating is required to exist at team player seating areas, such as dugouts, and an accessible route is required to connect all accessible features. Provide an asphalt, concrete or rubber path of travel to at least one of each type of playing field, including team player seating areas and public seating areas.	L	H	M	1 2 1 6 1 7 1 8	\$5,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)			
5. Pedestrian Paths	A portion of the path of travel (sidewalk), leading from the restroom to the shelter, is a ramp without handrails on each side and the running slope is too steep measuring 11.8%.	4.8	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%. Modify the ramp so the running slope measures 8.33% or less and has handrails on each side.	H®	H	M	8 9 1 0	\$1,000	Ramp Detail			
6. Pedestrian Paths	An accessible path of travel does not lead to the fishing pond.	AGS APT 16.5.1 1	Technically, ADAAG nor the Recreational Facilities - Final Rule provide scoping for ponds. In addition, neither guideline provides specifications for what would constitute an accessible pond. However, the document titled “Accessibility Guidelines for Outdoor Developed Areas” (AGSAPT) does provide both scoping and specifications for accessible fishing docks. These Guidelines (AGSAPT) are neither final rules nor enforceable. Since fishing is available to the general public, we recommend ensuring that fishing is also accessible to individuals with disabilities by creating an accessible fishing dock, including an accessible path of travel leading to the dock.	L	H	M	2 0	\$5,000	Outdoor Developed Areas			

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7. Play Equipment	A stable, firm and slip resistant surface does not exist leading to any of the play components and does not exist in the use zone around any of the play facilities.	15.6.4 1 (GAD AAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. The individual and composite play components within this play area are accessible according to the Play Areas – Final Rule. However, Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each type of single play component. We also recommend that a rubber surface be provided in the use zones of each type single play component. However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly. The path of, outside the use zone, can consist of surface material which is not impact attenuating (concrete or asphalt).	L	H	M	1 2 1 3	\$5,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) ”; Phase III, December 2004. <i>(not enforceable)</i>			

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8. Restrooms	The men’s and women’s restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	5	\$50	Signage Specifications for Permanent Rooms and Spaces			
9. Restrooms	The toilet stalls, in the men’s an women’s restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stall, lack of rear grab bars, toilet seat too low, toilets centered at 20-inches, etc. Modify the restrooms to comply with ADAAG specifications, if it is technically feasible to do so.	M	L	M	6	\$3,000	Restroom Figures – Building Blocks			
10. Restrooms	The urinal, in the men’s restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 20-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	7	\$100	See the Accessible Urinals figure for more details.			

Buffalo Park - Conceptual Cost Projections

Total	\$20,750
Year One (Very High)	\$1,000
Year Three (High)	\$1,000
Year Five (Medium)	\$3,000
Year Ten (Low)	\$15,750